

Date: Monday, May 06, 2019

To:

M-III LONGVIEW LLC

Email:

Fax #: <NO FAX NUMBER>

SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019155

Application Type: Engineering Plan Review

Application Name: PERGOLA PARK 4TH PLAT - SANITARY MAIN EXTENSION

The Development Services Department received plans for this project on April 19, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Sheet 1:
 - Revise the phone number in General Note 14 to 816-969-1200.
 - Delete General Note 15, the City's process has changed.
 - Revise the Water Utility contact to City of Lee's Summit Water Utilities, 1200 SE Hamblen Road, 64081.
2. Sheet 2: Show and label all Utility Easements on this sheet and throughout the plan set to match the plat.
3. Sheet 4:
 - It is recommended that all service stubs be completely extended through the utility easement to avoid conflicts.
 - Existing sanitary sewer information shown varies from the record drawing slightly in pipe length, slope, pipe material class, etc. Please revise as needed or indicate field surveyed information (as shown on existing MH top elevations).
 - The Ex. Line A profile does not need to extend downstream beyond Ex MH A2, but if it does please revise the existing grade gap downstream of EX MH A1.

- Please reduce the font on Lots 99 & 109 for clarity.
- All service line connections must be made with a cut-in tee. Please revise Lot 103 accordingly.
- Is the RCE shown upstream of Ex MH A4 existing or proposed? If proposed, why? There is adequate separation between sanitary and storm sewers. Revise the RCE to be shown more clearly in the Profile view. Show and label the RCE in the Plan view.
- Revise the proposed grade line to tie back into the existing grade line at each end.

4. Sheet 5:

- It is recommended that all service stubs be completely extended through the utility easement to avoid conflicts.
- The drop through MH B2 does not meet the 0.5' minimum. Please revise.
- Include Line B stationing at Ex MH A4 in the Profile view.
- Label the separation between the sanitary and storm sewers upstream of MH B1. Why is RCE shown rather than meeting separation requirements?
- Revise the RCE to be shown more clearly in the profile view. Show and label the RCE in the Plan view.

5. Sheet 6:

- Revise the Profile view to include Line C stationing.
- Record drawings indicate a stub of 8" PVC-SDR 35 was installed at Ex MH A6. Please include this information in the plans and indicate if the existing stub will be used or not. If not, include removal of the stub in the plan set.

6. Submit an Engineer's Estimate of Probable Construction Costs.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).

- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Senior Staff Engineer
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File